

167.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,301,900 / 1,301,900

1,301,900 / 1,301,900

1,301,900 / 1,301,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARDONE ALISSA M &
Owner 2:	CLEARY JEFFREY L
Owner 3:	

Street 1: 35 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: BERS MARINA U -

Owner 2: -

Street 1: 35 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,928 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1908, having primarily Clapboard Exterior and 3716 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

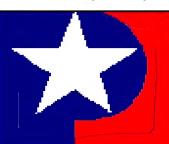
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10928		Sq. Ft.	Site		0	70.	0.68	8									523,485						523,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10928.000	772,400	6,000	523,500	1,301,900		110347
							GIS Ref
							GIS Ref
							Insp Date
							05/28/20



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	110347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/11/20 02:55:38
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
LAST REV Date	Time
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	730,800	4900	10,928.	523,500	1,259,200	1,259,200	Year End Roll	12/18/2019
2019	101	FV	523,200	4900	10,928.	523,500	1,051,600	1,051,600	Year End Roll	1/3/2019
2018	101	FV	538,100	4900	10,928.	463,700	1,006,700	1,006,700	Year End Roll	12/20/2017
2017	101	FV	538,100	4900	10,928.	388,900	931,900	931,900	Year End Roll	1/3/2017
2016	101	FV	514,500	4900	10,928.	388,900	908,300	908,300	Year End	1/4/2016
2015	101	FV	502,100	4900	10,928.	336,500	843,500	843,500	Year End Roll	12/11/2014
2014	101	FV	502,100	4900	10,928.	325,300	832,300	832,300	Year End Roll	12/16/2013
2013	101	FV	502,100	4900	10,928.	309,600	816,600	816,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERS MARINA U,	68004-443		9/13/2016	Convenience	1,100,000	No	No		
BERS JOSHUA/MAR	57867-4		11/15/2011	Family	269,552	No	No		
STUART ELLIS KE	32929-478		5/18/2001		719,000	No	No		
PETRASSO RICHAR	22340-516		8/28/1992		335,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/17/2019	889	Addition	361,700	O					7/1/2020	Permit Visit	DGM	D Mann
11/9/2017	1500	Renovate	6,880	C					5/28/2020	Info At Door	PT	Paul T
4/27/2004	286	Redo Kit	47,000	C		G6	GR FY06	INT REMODEL	5/28/2020	Measured	PT	Paul T
3/7/1996	67		10,000					ADD 2ND FLOOR BATH	7/21/2018	TTL REFUSAL	HS	Hanne S
									11/10/2008	Measured	336	PATRIOT
									3/9/2005	Permit Visit	BR	B Rossignol
									9/20/2001	MLS	MM	Mary M
									4/19/2000	Inspected	276	PATRIOT
									12/22/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 6	Colonial			Full Bath: 4	Rating: Very Good																																																																																																																								
Sty Ht: 2H	2 & 1/2 Sty			A Bath:	Rating:																																																																																																																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																								
Foundation: 3	Brick or Stone			A 3QBth:	Rating:																																																																																																																								
Frame: 1	Wood			1/2 Bath: 1	Rating: Very Good																																																																																																																								
Prime Wall: 2	Clapboard			A HBth:	Rating:																																																																																																																								
Sec Wall:		%		OthrFix:	Rating:																																																																																																																								
Roof Struct: 2	Hip			OTHER FEATURES				RESIDENTIAL GRID																																																																																																																					
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1																																																																																																																			
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																				
View / Desir:				Fpl: 1	Rating: Good			Other																																																																																																																					
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																																																					
Grade: B	Good			Lvl 2				Lvl 1																																																																																																																					
Year Blt: 1908	Eff Yr Blt:			Lvl 1				Lower																																																																																																																					
Alt LUC:		Alt %:		Totals	RMs: 10	BRs: 6	Baths: 4	HB: 1																																																																																																																					
Jurisdct: G21	Fact: .			CONDOS INFORMATION				REMODELING				RES BREAKDOWN																																																																																																																	
Const Mod:				Location:																																																																																																																									
Lump Sum Adj:				Total Units:																																																																																																																									
INTERIOR INFORMATION				Floor:																																																																																																																									
Avg Ht/FL: STD				% Own:																																																																																																																									
Prim Int Wall: 2	Plaster			Name:																																																																																																																									
Sec Int Wall:		%		DEPRECIATION				Exterior:																																																																																																																					
Partition: T	Typical			Phys Cond: GV	Good-VG	10.	%	Interior:																																																																																																																					
Prim Floors: 3	Hardwood			Functional:				Additions:																																																																																																																					
Sec Floors:		%		Economic:				Kitchen: 2004																																																																																																																					
Bsmnt Flr: 14	Asphalt Tile			Special:				Baths:																																																																																																																					
Subfloor:				Override:				Plumbing:																																																																																																																					
Bsmnt Gar:				Total:	10.8	%		Electric:																																																																																																																					
Electric: 3	Typical							Heating:																																																																																																																					
Insulation: 3	Typical							General:																																																																																																																					
Int vs Ext: S				CALC SUMMARY				Totals																																																																																																																					
Heat Fuel: 2	Gas			Basic \$ / SQ: 125.00				1	10	6																																																																																																																			
Heat Type: 15	H.V.A.C			Size Adj.: 0.98060453																																																																																																																									
# Heat Sys: 1				Const Adj.: 1.06039381																																																																																																																									
% Heated: 100		% AC: 100		Adj \$ / SQ: 129.978																																																																																																																									
Solar HW: NO		Central Vac: NO		Other Features: 162553																																																																																																																									
% Com Wall		% Sprinkled:		Grade Factor: 1.33																																																																																																																									
				NBHD Inf: 1.00000000																																																																																																																									
				NBHD Mod:																																																																																																																									
				LUC Factor: 1.00																																																																																																																									
				Adj Total: 865887																																																																																																																									
				Depreciation: 93516																																																																																																																									
				Depreciated Total: 772371																																																																																																																									
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																																																																																																																							
Make:		Model:																																																																																																																											
SPEC FEATURES/YARD ITEMS				Serial #:																																																																																																																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	1 19X20	A	AV	1940		21.58	T	40	101			4,900		4,900																																																																																																												
19	Patio	D	Y	1 10X36	A	AV	2019		3.29	T	5	101			1,100		1,100																																																																																																												
More: N	Total Yard Items:	6,000	Total Special Features:		Total:	6,000																																																																																																																							
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